



118-DR-2005

12/23/05

Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: 8/23/05Project No.: 538 PA - 05Coordinator: Al WardCase No.: 118-DR-2005Project Name: St. Patrick'sProject Location: 8541 E. MERCER LANE

Property Details:

☒ Single-Family Residential ☐ Multi-Family Residential ☐ Commercial ☐ IndustrialCurrent Zoning: R1-35Proposed Zoning: N.A.Number of Buildings: 1Parcel Size: 51,610 SFGross Floor Area/Total Units: ± 9,900 SFFloor Area Ratio/Density: 19.2%Parking Required: 32Parking Provided: 32Setbacks: N - 40' (FRONT) S - 15' (SIDE) E - 40' (FRONT) W - 30' (REAR)

Description of Request:

Narrative for Design Review Application:

St. Patrick Catholic Community proposes to build a new one story Administration Center on the 1.18 acre parcel that was purchased in September 2001. This site, the "Mercer Parcel" is concurrently being combined in a lot tie in order to have one larger parcel serving the Parish.

Currently, the Parish has their Pastoral and Administrative Staff dispersed throughout the existing campus, as well as in rental office space more than one mile from the property. The Parish proposes this new structure in order to bring all of their staff into one building, and desires to be on site, in order to manage their ministries and property in a more efficient manner.

The existing residence on the "Mercer Parcel" of approximately 2,300 SF will be expanded, with all of the new structure added to the south and west. The new larger structure will be entered internally from a parking lot that is proposed to connect to the existing larger Parish parking lot. No traffic will be allowed to enter the property off of Mercer Lane, and pedestrian access to cut through the Mercer Parcel will be eliminated by a landscaped wall. The building is designed to be one story in height, with a series of different parapets heights. The taller forms are in the middle of the building massing. The design intent is to honor the residential scale of this neighborhood, by providing a one story solution that is heavily landscaped on both street sides of the property. The building facades are proposed to be built with stucco and field stone, with a limited amount of glazing facing north and east into the neighborhood. The proposal requires an addition of 32 parking spaces, per ordinance, all of which are accommodated internally on the parcel.

Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

**St. Patrick Catholic Community
Proposed Administration Center
538-PA-05**

Narrative for Parking:

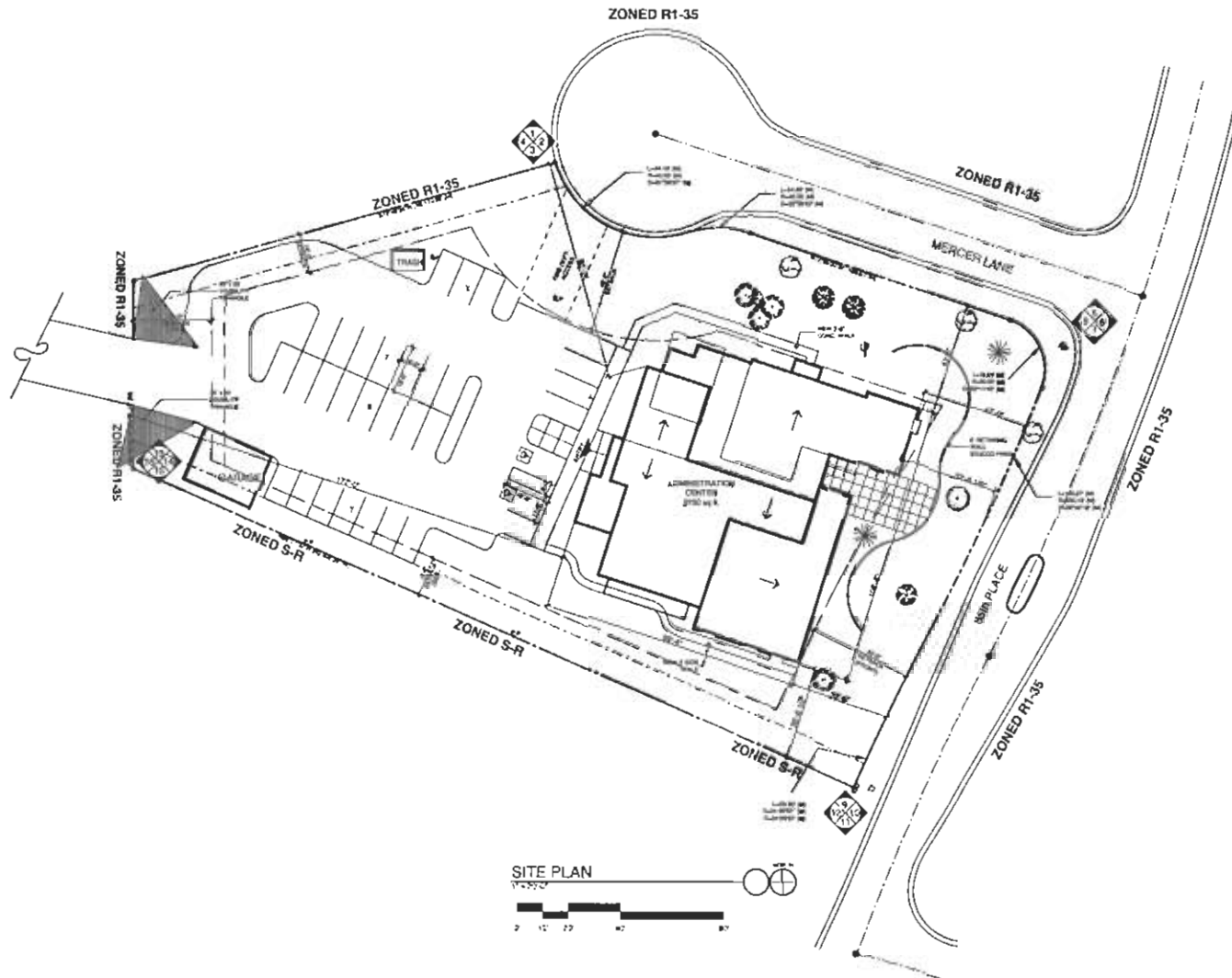
The St. Patrick Community proposed Administration Center is required by the City of Scottsdale Zoning Ordinance to meet the minimum parking standards as identified in the Ordinance. The current Parish facility that includes the Sanctuary, Chapel and Parish Hall requires 376 parking spaces. The existing parking count is 376. The proposed Administration Center requires and additional 32 spaces, and 32 new spaces are indicated in the application exhibits.

In addition to a combined 408 on-site spaces proposed, St. Patrick has an unrecorded agreement with the Office complex immediately to the south called Sundown Ranch Condominiums. This project is a series of Office Condominiums, with a common parking area around its perimeter and interior driveways. There is a vehicle access gate on the office property that connects directly to the southern drive way of St. Patrick's. This good faith agreement allows office patrons to park as an overflow lot at St. Patrick's during typical Monday through Friday business hours. Likewise, St. Patrick's is allowed to park on the office property for its large Worship Services, typically on the weekends. The total office property parking count is approximately 330 car spaces.

St. Patrick's also has an unrecorded agreement to park and shuttle from the Shopping Center located approximately 1,600 feet east of the 84th Street. This parking is utilized typically for Christmas and Easter Worship Services, which represent the two largest parking demands annually at the Church.

St. Patrick's believes that every new parking space indicated in this proposal is a benefit to them, and to the neighborhood. The proposed new parking for 32 cars represents an 8.5% increase in the on-site parking capacity, without adding a single seat to the existing Church.

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PROJECT DATA

(1) PREPARED BY: CCBG ARCHITECTS, INC.

ALL CITY
PROJECT DESCRIPTION

ST. PATRICK CATHOLIC COMMUNITY CENTER

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ST. PATRICK CATHOLIC COMMUNITY CENTER

PARISH FACILITIES SERVICES, Inc.
CCBG Architects, Inc.
810 North First Street, Phoenix, Arizona 85004
T: 602-258-2211 F: 602-258-0909



ST. PATRICK CATHOLIC COMMUNITY
ADMINISTRATION CENTER
8541 E. MERCER LANE
SCOTTSDALE, ARIZONA 85269

ST. PATRICK CATHOLIC COMMUNITY CENTER

ST. PATRICK CATHOLIC COMMUNITY CENTER

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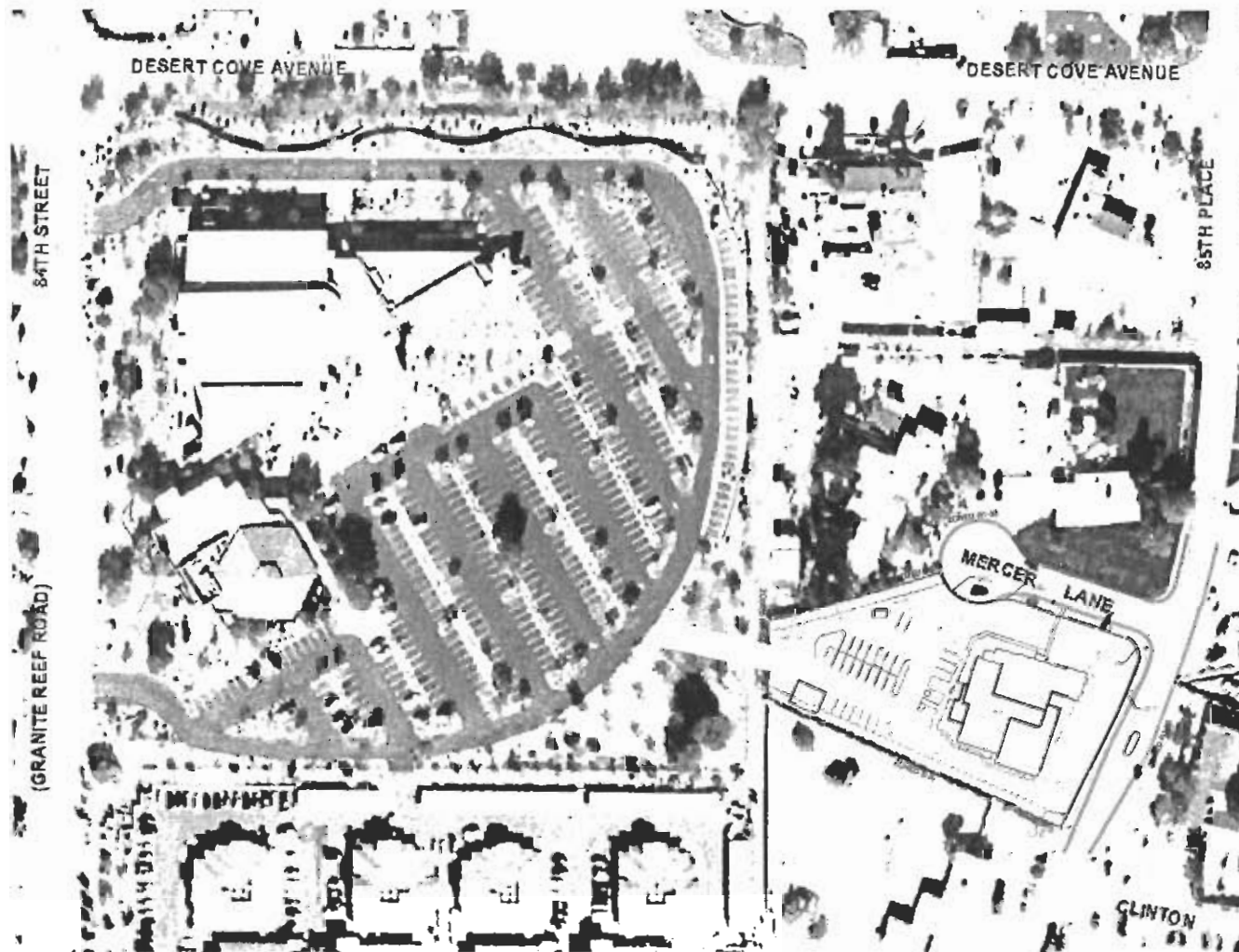
ST. PATRICK CATHOLIC COMMUNITY CENTER

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118-DR-2005
12/23/05



C C B G Architects, Inc.

APPROVAL BLOCK

Drawn	12.21.05
Checked	SB
Reviewed	BC MB
City Number	0434
City Name	AERIAL MAP

PARISH FACILITIES SERVICES, Inc.
CCBG Architects, Inc.
1818 North First Street, Phoenix, Arizona 85004
T: 602-258-3211 F: 602-258-0988

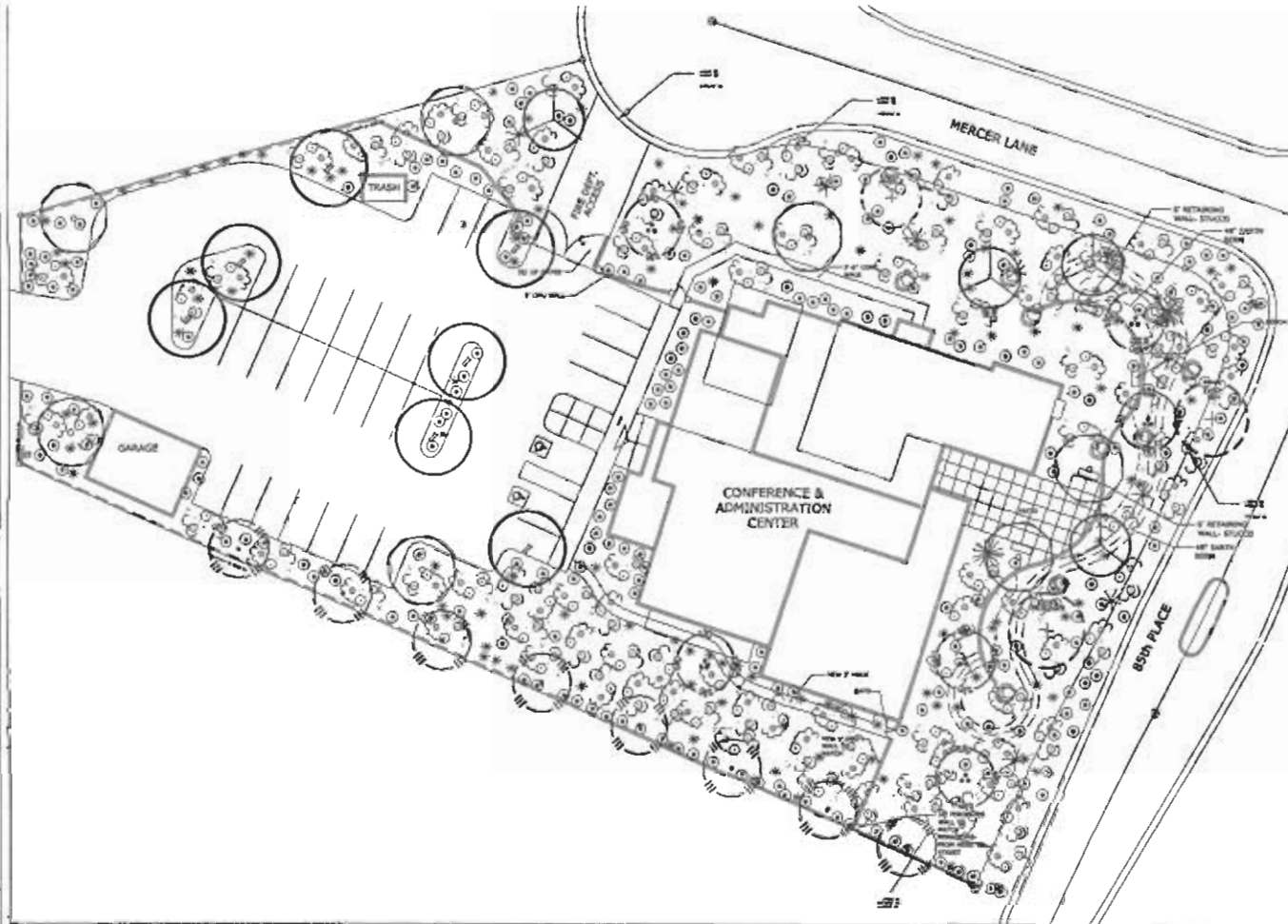


ST PATRICK CATHOLIC COMMUNITY
ADMINISTRATION CENTER

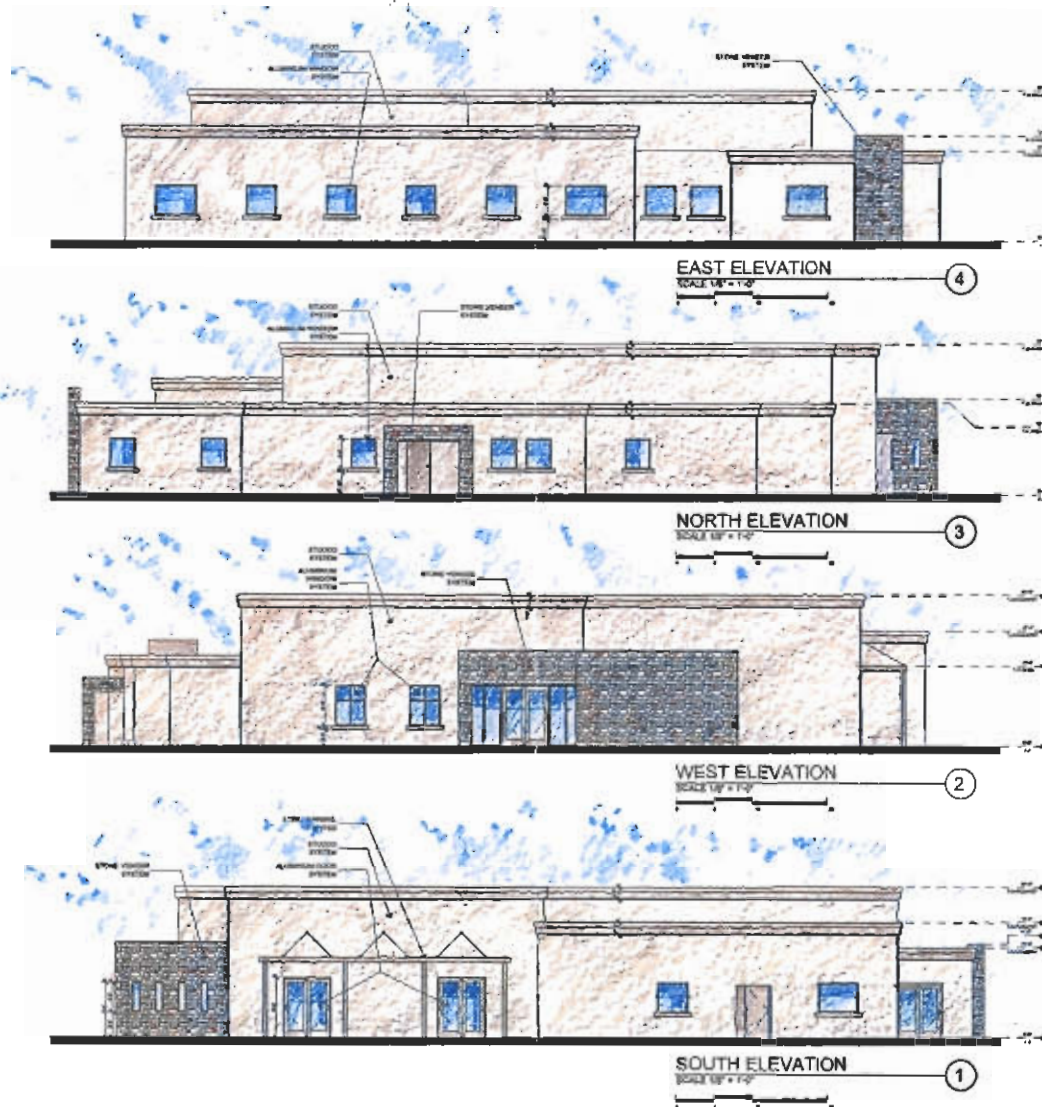
8043 E. MERCER LANE
SCOTTSDALE, ARIZONA 85262

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118-DR-2005
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APPROVAL BLOCK

PARISH FACILITIES SERVICES, Inc.
8118 North First Street Phoenix, Arizona 85004
CCBG Architects, Inc.
T: 602-240-2211 F: 602-240-0809

**ST PATRICK CATHOLIC COMMUNITY
ADMINISTRATION CENTER**
9541 E. MERCER LANE
SCOTTSDALE ARIZONA 85260

Date
 09.13.05
 Drawn
 SB
 Checked
 BC MB
 Job Number
 0434
 Drawing
 BUILDING
 ELEVATIONS

